

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	ARLINGTON REAL ESTATE TRUST		
Owner 2:			
Owner 3:			
Street 1:	C/O CHING-WAH WONG		
Street 2:	5 CONCORD AVE #52		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02138	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 884 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
445,300 /	445,300
445,300 /	445,300
445,300 /	445,300

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	445,300			445,300
Total Card	0.000	445,300			445,300
Total Parcel	0.000	445,300			445,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		503.73	/Parcel: 503.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	445,300	0	.		445,300		Year end	12/23/2021
2021	102	FV	439,000	0	.		439,000		Year End Roll	12/10/2020
2020	102	FV	426,200	0	.		426,200	426,200	Year End Roll	12/18/2019
2019	102	FV	400,900	0	.		400,900	400,900	Year End Roll	1/3/2019
2018	102	FV	329,700	0	.		329,700	329,700	Year End Roll	12/20/2017
2017	102	FV	247,100	0	.		247,100	247,100	Year End Roll	1/3/2017
2016	102	FV	247,100	0	.		247,100	247,100	Year End	1/4/2016
2015	102	FV	253,900	0	.		253,900	253,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

PRINT	
Date	Time
12/29/21	19:08:38

LAST REV	
Date	Time
11/10/21	09:00:4
mmcmakin	
867	

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	57128
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	PL - 12 POND LANE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	RS - Right Side
Total Units:	
Floor:	3 - 3rd Floor
% Own:	1.730900049
Name:	17 - 6032

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:s:	4				BR:s:	2		Baths:	1		HB 0

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.17873311
Const Adj.:	1.31197500
Adj \$ / SQ:	502.602
Other Features:	32809
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620243
Depreciation:	174908
Depreciated Total:	445334

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0030.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	884	502.600	444,300
Net Sketched Area:		884	Total:	444,300
Size Ad	884 Gross Area	884	FinArea	884

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
00						
00						
84						

IMAGE

